

AN ORDINANCE

TO AMEND SECTION 19-4.3.3, "USE-SPECIFIC STANDARDS FOR COMMERCIAL USES" OF THE CODE OF ORDINANCES OF THE CITY OF GREENVILLE TO INCORPORATE ADDITIONAL USE-SPECIFIC STANDARDS FOR AUTO DEALERS (Z-10-2013)

WHEREAS, City Council requested Clarion Associates to review the City's design standards and use-specific standards with regard to the impact of used car lots on the City's major corridors and make recommendations; and

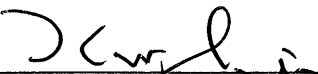
WHEREAS, Clarion Associates recommended standards which are proposed to raise the bar for development quality, limit off-site impacts on adjacent uses, and help ensure better compatibility between automobile sales and other forms of development; and

WHEREAS, City Council requested planning staff move forward with the recommended additional standards for auto sales and rental businesses; and

WHEREAS, the Planning Commission, pursuant to public notice, held a public hearing on July 11, 2013, to consider these amendments and the Commission recommended approval of the proposed amendments to Section 19-4.3.3, "Use-Specific Standards for Commercial Uses," of the Code of Ordinances of the city Of Greenville;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, Section 19-4.3.3, "Use-Specific Standards for Commercial Uses," of the Code of Ordinances of the city of Greenville is amended to incorporate additional use-specific standards for auto dealers as described on the attached exhibit, which is incorporated herein by reference.

DONE, RATIFIED AND PASSED THIS THE 26 DAY OF August, 2013.




MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

REVIEWED:



CITY MANAGER

EXHIBIT

Section 19-4.3.3 *Commercial Uses [Use-Specific Standards]*

(E) Vehicle sales and services. All such uses shall comply with the following standards:

(1) Vehicles, parts, or equipment shall not be stored, parked or displayed in any landscape Area, the right-of-way, or in a location which obstructs visibility in sight triangles for streets and driveways.

(2) All automobiles not displayed for sale or lease, automobile parts, discarded parts, and similar materials shall be stored within an enclosed building or within an outdoor storage area which complies with screening requirements in subsection 19-6.2.5, additional screening requirements.

(3) Automobile sales and rental. Automobile sales and rental uses shall be subject to the following standards:

(a) Site configuration.

(1) Minimum site size. Automobile sales or rental uses shall be located on a site at least two acres in area. Contiguous or adjacent parcels, including rights-of-way, under the same ownership and used for automobile sales or rental, shall be counted as one parcel to meet the minimum lot size.

(2) Multi-building developments. Developments of three or more buildings shall cluster the buildings close to one another in a campus-style configuration.

(b) Vehicle display/storage areas. Vehicle display/storage areas shall be subject to the following standards:

(1) A vehicle display/storage area shall not be located within a required setback, required landscaping area, or required parking space.

(2) Vehicle display devices shall not be elevated more than two feet above grade.

(3) Areas used for display or storage of vehicles shall be paved. Use of permeable pavers or porous pavement is strongly encouraged.

(4) Display vehicles shall be arranged in an orderly fashion and provide reasonable room for pedestrian and vehicular maneuvering.

(5) No vehicles shall be displayed on top of a building.

(6) Junked or salvage vehicles are prohibited. All motor vehicles for sale shall be maintained in running condition.

(c) Service areas. Automobile service areas shall take place entirely within an enclosed building. Service bay or garage doors that face a public right-of-way shall be recessed at least 15' beyond the main façade of the building. Service bay and garage doors shall not face residential districts.

(d) Site features.

(1) Public address system. Automobile sales and rental uses shall not include a public address system that is audible off-site.

(2) Refuse and recycling containers. Refuse and recycling containers shall be located so as to minimize their visibility from adjacent public streets and be fully screened by a wall that is constructed of the same material as the principal structure. The wall shall be of the minimum height necessary to fully screen the refuse and recycling containers from off-site view. Refuse and recycling container enclosures shall incorporate opaque entry gates.

- (3) Exterior lighting. In addition to lighting standards in Section 19-6.4, automobile sales and rental uses that are adjacent to existing single-family homes shall extinguish all exterior lighting located within 100 feet of the single-family parcel—except lighting necessary for security or emergency purposes—by 10:00 P.M. or within one hour of closing, whichever occurs first. For the purposes of this subsection, lighting “necessary for security or emergency purposes” shall be construed to mean the minimum amount of exterior lighting necessary to illuminate possible points of entry or exit into a structure, to illuminate exterior walkways, or to illuminate outdoor storage areas. Such lighting may be activated by motion sensor devices.
- (4) Screening wall. Lot lines abutting residentially-zoned land shall incorporate a solid masonry wall with a minimum height of six feet. Canopy trees meeting the requirements of table 19-6.2-1, shall be planted along the wall with a maximum on-center spacing of fifteen feet. Trees may be placed on either side of the wall. When trees are placed between the wall and lot line, a minimum planting strip of five feet in width shall be maintained between the wall and the lot line.
- (5) Outdoor storage prohibited. Outdoor storage of materials, supplies, and equipment shall be prohibited.